

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Sam Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

Meade Hill Shul
c/o agent

PART 1 - Particulars of Application**Application Number:** 70505**Date of Registration:** 20/02/2024**Proposal:**

Erection of 2.5 metre high boundary security
fence/gates

Location:

88 Meade Hill Road, Prestwich, Manchester,
M8 4LP

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
 Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings
 Location Plan dated 12/02/2024
 Proposed - Boundary Treatment (Dwg No. 503 1)
 Proposed New Fence (Dwg No. 504 1)
 and the development shall not be carried out except in accordance with the drawings hereby approved.
 Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 The external materials used in the construction of the development hereby approved shall be as detailed in the submitted details.
 Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 of Bury Unitary Development Plan.
- 4 The gates indicated on the approved plans and submitted details shall be of a close mesh type and incorporate inward opening pedestrian and vehicular gates only and foundations that do not encroach under the adopted highway. Any highway remedial works that may be required as a result of the removal of the existing boundary

treatment and erection of the new fence/gates, shall be implemented within three months of the erection of the development.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways, in the interests of road safety and to maintain the integrity of the adopted highway, pursuant to Policy EN1/2 of the Bury Unitary Development Plan.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPF	National Planning Policy Framework
EN1/2	EN1/2 - Townscape and Built Design
CF1/1	CF1/1 - Location of New Community Facilities
EN1/1	EN1/1 - Visual Amenity
EN1/7	EN1/7 - Throughroutes and Gateways
JP-G7	Trees and Woodland

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Location Plan dated 12/02/2024

Proposed - Boundary Treatment (Dwg No. 503 1)

Proposed New Fence (Dwg No. 504 1)

NOTES TO APPLICANT

1. The developer's attention is drawn to:
 - The need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial works. The cost of the works would be the responsibility of the developer.
 - The requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway.
 - The requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary fencing/gates under the adjacent adopted highway.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

3 of 3

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On behalf of the Council

Date of Decision: 16/04/2024